



**NALC**  
Auctions



**16 Barwick Street, Peterlee, SR8 3SA**

**Auction Guide £40,000**



2 Bed mid- Terrace property . is available and presents a fantastic investment and asset magement opportunity.

Guide Price £40,000

Guide price + Buyers price + VAT

Tenure - Freehold

2 bed Mid- Terrace house fitted kitchen living-room family bathroom currently achieving a Yield of 6.6% , rental income of £249 pcm

Peterlee is a town in County Durham, England, founded in 1948 under the terms of the New Towns Act 1946. It is located between Sunderland, Hartlepool and Durham.

**Buyer's Premium-**

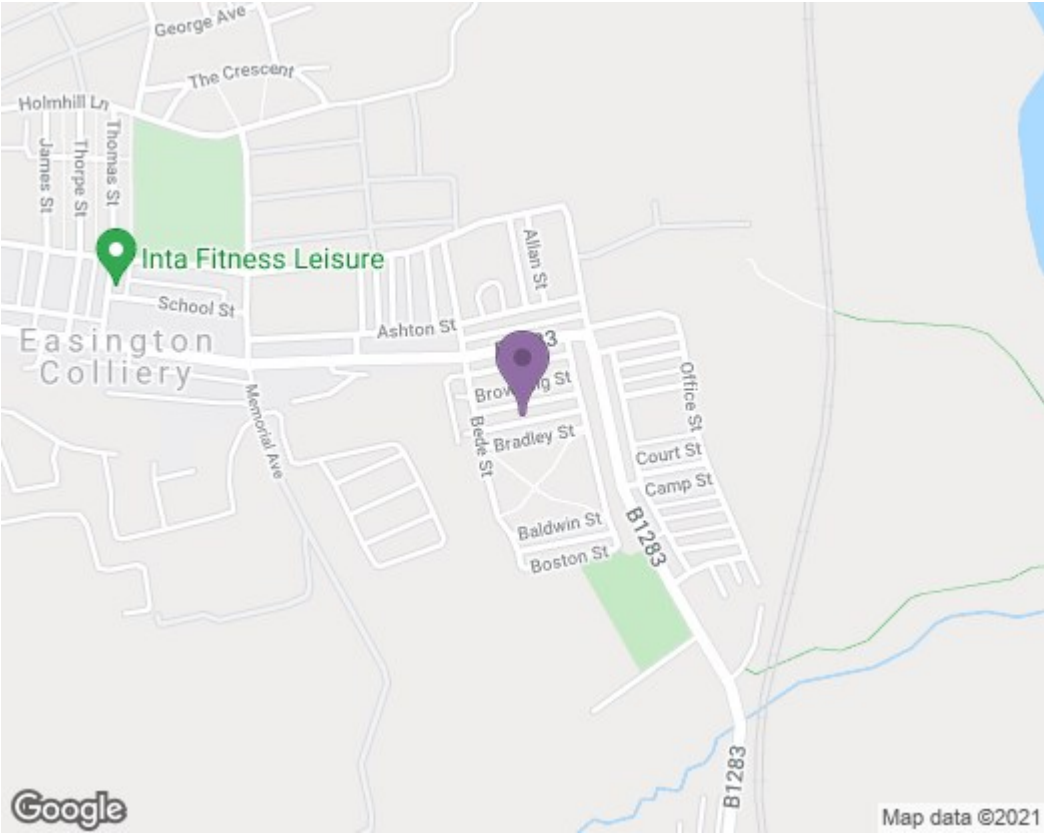
Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition a buyer's premium of 2% of the sale price, minimum of £3600 + VAT upon exchange of the contract.

### Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

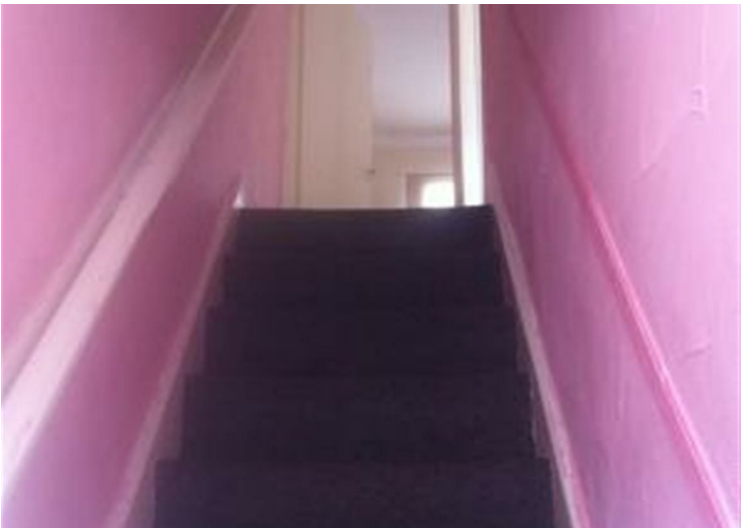
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aura Business Centre Manners Road,, Newark-on-Trent, Newark, Nottinghamshire, NG241BS  
T: 01636 558 200 | M: 01636 558200  
E: [info@nalcgroup.co.uk](mailto:info@nalcgroup.co.uk)